

Applicant	Riverbend Corp. of Fort Lauderdale, LLC	
Request	Riverbend Corporate Park Plat	
Location	Northwest intersection of Broward Blvd and I-95	
Legal Description	R.E.B. Plat, Tract A and B, together with Acreage in 5-50-42	
Property Size	18.16 acres	
Zoning	B-1, B-2 and County B-3	
Existing Land Use	Vacant	
Future Land Use Designation	Northwest Regional Activity Center and County Commercial	
Comprehensive Plan Consistency	Consistent with Land Use Element, Objective 5	
Other Required Approvals	City Commission	
Applicable ULDR Sections	Sec. 47-24.5, Subdivision Regulations	
Notification Requirements	Sign posting within 15 days of meeting	
Action Required	Recommend approval or denial to City Commission	
Project Planner	Name and Title	Initials
	Angela Csinsi, Planner II	
Authorized By	Jim Koeth, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

This is a request to plat an 18.16-acre parcel of land to be developed as a corporate park. The parcel is located at the northwest intersection of Broward Blvd and I-95. The site is located west of the Tri-Rail Park and Ride lot, south of Delevoe Park and directly north of Broward Blvd. The western boundary is NW 25 Avenue and is the western City limit.

Property/Project Description:

This property was previously owned by the City and was part of a Request for Proposals (RFP) process. The RFP was awarded to Broward Barron, Inc. The site is subject to a development agreement, which stipulates the design, construction, completion, operation and maintenance of the project. The site plan will be coming to the Planning and Zoning Board for review in the near future.

The plat contains a note that restricts the property to 60,000 s.f. of retail and 256,000 s.f. of office use. These uses are permitted within the B-1 and B-2 Zoning Districts and the County B-3 Zoning District (a portion of the site has not been rezoned to a City zoning district).

This plat was reviewed by the Development Review Committee on October 14, 2003. All comments have been addressed with the exception of one comment by Engineering. The subdivision regulations require minor streets for business use to dedicate 60-foot wide right-of-ways (Sec. 47-24.5.D.1). The applicant proposes to design NW 25 Avenue as a 50-foot right-of-way rather than the recommended 60-foot wide. Since the applicant believes the street will have limited use, they would like consideration for allowing a reduction in the required right-of-way width.

The code states in Sec. 47-23.5.D.1.1.3, "Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way in conformance with the above standards **may be required**, pursuant to DRC review." This is interpreted to mean that the standard of 60-feet requirement may be reduced for existing streets. Engineering staff (Tim Welch, Engineering Design Manager) recommends that the plat meet the 60-foot width requirement.

The street labeled NW 2 Street on the survey has already been removed from use as part of the demolition of the site.

Comprehensive Plan Consistency:

Consistent with Land Use Element, Objective 5 which states "the City's subdivision regulations shall be consistent with Broward County regulations, including platting requirements". This plat is consistent with County regulations.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation (approval or denial) to the City Commission.

Staff Determination:

The proposed plat meets the requirements of ULDR Sec. 47-24.5, Subdivision Regulations, with the exception of the 60-foot right-of-way dedication.

Memorandum # 14-P-03

July 21, 2004

Page 3